



0000101243

**BEFORE THE ARIZONA POWER PLANT AND
TRANSMISSION LINE SITING COMMITTEE**

IN THE MATTER OF THE APPLICATION OF
SALT RIVER PROJECT AGRICULTURAL
IMPROVEMENT AND POWER DISTRICT, IN
CONFORMANCE WITH THE
REQUIREMENTS OF ARIZONA REVISED
STATUTES, SECTIONS 40-360 et seq., FOR A
CERTIFICATE OF ENVIRONMENTAL
COMPATIBILITY AUTHORIZING
CONSTRUCTION OF A 230 kV DOUBLE-
CIRCUIT TRANSMISSION LINE
ORIGINATING AT THE PLANNED AND
PERMITTED ABEL SUBSTATION, NEAR
JUDD AND ATTAWAY ROADS IN PINAL
COUNTY, TO THE PLANNED AND
PERMITTED RS-17 SUBSTATION,
ADJACENT TO THE EXISTING MOODY
SUBSTATION, LOCATED NEAR PECOS
AND RECKER ROADS, IN THE TOWN OF
GILBERT, MARICOPA COUNTY, ARIZONA,
INCLUDING A NEW 230/69 kV SUBSTATION
NEAR THE INTERSECTION OF COMBS AND
MERIDIAN ROADS, IN OR ADJACENT TO
THE TOWN OF QUEEN CREEK, ARIZONA.

DOCKET NO. L-00000B-09-0311-00148

Case No. 148

RECEIVED
2009 AUG -4 P 3:27
AZ CORP COMMISSION
DOCKET CONTROL

**DIRECT TESTIMONY OF
KYLE MIERAS, AICP
ON BEHALF OF TOWN OF GILBERT**

578\09-27\Pleadings\testimony\Title Page Direct Testimony (Mieras)

Arizona Corporation Commission

DOCKETED

AUG - 4 2009

DOCKETED BY

1 **Q: Please state your name, occupation and business address.**

2 A: My name is Kyle Mieras. I am employed by the Town of Gilbert as its Planning and
3 Development Services Manager. My business address is 90 East Civic Center Drive,
4 Gilbert, Arizona 85296.
5

6 **Q: Briefly describe your educational and business experience.**

7 A: I received my Bachelor's Degree in Environmental Studies from the University of
8 Kansas in 1993. I also obtained a Master's in Urban Planning from the University of
9 Kansas in 1997. I have more than thirteen years in both municipal and county
10 planning experience. Prior to working for the Town of Gilbert, I worked for the Cities
11 of Lenexa, Bonner and Olathe in Kansas, as well as the Lawrence-Douglas County
12 Metropolitan Planning Department.
13

14 **Q: Please explain your involvement in the siting of Salt River Project's Abel-Moody
15 230 kV Line and substation, which is the subject matter of this docket.**

16 A: The Applicant, the Salt River Project Agricultural Improvement and Power District
17 ("SRP"), established a Jurisdictional Working Group that included participants from
18 the Towns of Queen Creek, Gilbert, and Florence, the City of Mesa, Pinal County,
19 Maricopa County and Phoenix-Mesa Gateway Airport. Meetings of the Jurisdictional
20 Working Group were held on June 11, 2008, August 5, 2008, September 2, 2008,
21 September 4, 2008 and October 7, 2008. During the meetings the need for the Abel-
22 Moody 230 kV line and substation was discussed, as well as the pros and cons of
23 various route alternatives being evaluated by SRP. SRP also used the meetings to
24 gather input from these governmental bodies that it could utilize in working toward a
25 preferred alternative.

1 I was assigned by the Town Manager of the Town of Gilbert to attend SRP's
2 jurisdictional working group meetings as Gilbert's representative. I attended all of the
3 listed jurisdictional working group meetings. I have also responded to information
4 requests from SRP and appeared on behalf of Gilbert at the pre-filing conferences that
5 have been held with the Chairman of the Line Siting Committee.
6

7 **Q: What were Gilbert's primary objectives in participating in SRP's jurisdictional**
8 **working group meetings?**

9 A: Gilbert's primary objectives initially were to gain an understanding of: a) the need for
10 the line, b) SRP's criteria for evaluating compatibility and c) the pros and cons of the
11 various alternative routes being evaluated. Gilbert is very concerned with placement
12 of high voltage lines and the land use impacts associated with those lines. Gilbert is
13 also a partial owner of the Phoenix-Mesa Gateway Airport and is concerned that the
14 impacts on the Airport are fully studied, understood and appropriately taken into
15 consideration in the design and location of the line.
16

17 During the meeting process, Gilbert: a) worked diligently to ensure that SRP was
18 provided correct information related to the land use impacts of various routes for the
19 Abel-Moody Line, b) focused on whether the impacts to the airport were being
20 carefully analyzed and evaluated, c) listened to the concerns of others and d)
21 encouraged SRP to apply its compatibility criteria consistently as SRP worked to
22 define a preferred alternative route for the Abel-Moody Line. Gilbert agrees with SRP
23 that it is important that this type of project be sited ahead of growth and advance notice
24 be provided to planners and the community of the need and location of these facilities.
25

1 **Q: As a result of the information gained through the jurisdictional working group**
2 **process and a review of the pending application, is Gilbert actively opposing any**
3 **of the alternative alignments proposed by SRP for the Abel-Moody line in the**
4 **pending docket?**

5 A: Gilbert actively opposes the Ocotillo Alignment and all of its individual components.
6 Gilbert also opposes the North-Railroad Alignment, but finds the North-Railroad
7 Alignment preferable to and supports it over the Ocotillo Alignment.
8

9 **Q: Please explain the basis of Gilbert's opposition to the Ocotillo Alignment.**

10 A: SRP's Application for a Certificate of Environmental Compatibility identified as
11 Exhibit SRP-001 (the "Application") at page xi of the Introduction, correctly states:
12 "The Ocotillo Alignment would have the greatest impact on existing residential uses
13 of any of the four northern alignments. The alignment travels through a number of
14 well-developed neighborhoods and as a result would have the most significant impact
15 on existing residential of the remaining routes". This statement is supported by Table
16 A-1 set forth on page 16 of Exhibit A to the Application. Table A-1 quantifies the
17 number of residences within 250 feet of each of the proposed Alignments. Gilbert
18 consistently pointed to the existing and planned residential developments along the
19 Ocotillo Alignment as weighing heavily against selection of this Alignment.
20

21 In fact, approximately 600 petitions opposing the Ocotillo alignment have been
22 submitted by residents along the proposed route. Copies of the correspondence are
23 contained in Exhibit J-13 to Exhibit J of the Application.
24
25

1 In June 2008, after a Jurisdictional Working Group meeting, Gilbert forwarded
2 requested information to SRP's consultant, Transcon Environmental, describing the
3 Community's long term vision for southeastern Gilbert, as outlined in the voter
4 adopted General Plan. The Plan states that the area has been designated by Gilbert as
5 the Santan Character Area. The area is unique because of the farming, respect for the
6 land and the family atmosphere. The rural lifestyle and open spaces that characterize
7 the Santan area are part of the attraction that brings people to the area. A priority is
8 placed on quality neighborhood development with recreational open space and outdoor
9 enjoyment. In addition, multi-use trails, desert washes and the proximity and views of
10 the Santan Mountains make the area unique. Gilbert's General Plan contains a total of
11 twenty-one (21) Goals relating specifically to the Santan area. Additionally, the
12 Santan area is predominantly residential in nature. The portion of the General Plan
13 referencing the Santan area is attached to my pre-filed testimony as GIL-002. A map
14 showing the location of the Santan area is attached to my pre-filed testimony as GIL-
15 003.

16
17 A copy of Gilbert's adopted land use map from the General Plan was also provided to
18 SRP's representatives. The future land use map clearly shows that a majority of the
19 area south of the Moody site is residential in nature. SRP has provided this
20 information as Exhibit A-8 to Exhibit A of the Application.

21
22 A recent subdivision map was provided to SRP's representatives as well. The map
23 outlined the high number of subdivisions which have been approved and platted south
24 of the Moody site. High voltage power lines in this area will negatively impact
25 residential subdivisions which have been approved, platted and have construction

1 underway or are completed and occupied. Additionally, approved preliminary plats or
2 development plans identify the density and number of homes proposed along the
3 proposed southern alignment. Had the siting of a 230kV line occurred or been
4 discussed prior to the approvals, Gilbert could have required or the developers could
5 have voluntarily provided additional buffers and setbacks into the subdivisions to
6 provide protection and mitigation for residents.

7
8 The map attached to my pre-filed testimony as GIL-004 is a compilation of the
9 information Gilbert provided to SRP. The map identifies both the proposed Ocotillo
10 alignment and SRP's preferred alignment from the Moody station. As indicated on the
11 map, a large amount of residential development exists, is under construction or has
12 been planned along the Ocotillo alignment. In addition, the map clearly shows the
13 work that has begun on Gilbert's riparian preserve located at the northeast corner of
14 Higley and Ocotillo.

15
16 In September, Gilbert provided Transcon with a copy of the South Recharge Site
17 Conceptual Plan. The South Recharge Site is located on the northeast corner of Higley
18 Road and Ocotillo Road. The plan outlines the long term use and benefits of the site.
19 It demonstrates the value Gilbert has placed on the successful development of the site
20 and extensive public input went into creating the document. Given the goals of the
21 community and future use of the site, the plan presents a significant barrier to the 230
22 kV line placements. Additionally, the area houses and attracts significant amounts of
23 fowl, much like the existing Riparian Preserve at the southeast corner of Greenfield
24 and Guadalupe Roads. High voltage power lines and the associated poles are not
25 compatible with the wildlife and future use of the area.

1 In summary, the Ocotillo Alignment will adversely impact the existing and approved
2 residential development, has been opposed through the submittal of approximately 600
3 petitions, is not compatible with the Goals contained in the voter approved General
4 Plan and Land Use Plan for the area as well as development of Gilbert's riparian
5 preserve.

6
7 **Q: Has Gilbert taken steps to accommodate the Ryan, Germann and North-Railroad**
8 **Alignments?**

9 **A:** Yes. All three of these northern Alignments follow the RWCD canal to Rittenhouse
10 Road and then follow Rittenhouse road to Power Road, which is the jurisdictional
11 boundary of Gilbert. This Alignment from Moody is located adjacent to properties
12 which contain commercial and industrial zoning and development plans have taken
13 into account the potential 230 kV line.

14
15 Moreover, Gilbert and Gilbert area developers have already made substantial
16 investment to accommodate a 230 kV transmission line along the portion of
17 Rittenhouse Road utilized by the Ryan, Germann and North-Railroad Alignments.
18 Gilbert Staff has worked closely with SRP's designers to ensure that the design of the
19 utilities along Rittenhouse Road between the East Maricopa Floodway and Pecos
20 Road will accommodate not only the existing 69 kV lines, but also the future 230 kV
21 lines and poles.

22
23 In summary, there is very little impact to Gilbert and its residents from any of the three
24 northern alignments along the RWCD canal and Rittenhouse Road. On the other hand,
25 rejection of these northern alignments will negate the substantial investment already

1 made by Gilbert and Gilbert area developers to accommodate a 230 kV transmission
2 line.

3 **Q: Did Gilbert raise its concerns regarding the Ocotillo Alignment during the public**
4 **evaluation process?**

5 A: As noted previously, we provided extensive information to SRP's consultant,
6 Transcon. We also documented our concerns in two letters. In September 2008,
7 Gilbert issued a letter to SRP outlining several concerns which had also been discussed
8 during working group and informational meetings. A copy of the letter is included in
9 the Application as Exhibit J-3 to Exhibit J.

10
11 The letter urged increased awareness and sensitivity regarding several alignment
12 options being considered in southern Gilbert. The letter raised concern about the use
13 of the Roosevelt Water Conservation District (RWCD)/East Maricopa Floodway
14 (EMF) maintenance roads for the power line. This is a significant public trail path
15 which ties in with the Sanoqui Wash and Queen Creek Wash at the Chandler Heights
16 Basin, allowing access to the Santan Regional Park further to the south and east as
17 well as the EMF.

18
19 Gilbert's experience with the Western Canal power line alignment is that restrictions
20 from the high voltage lines and tower spacing limits the leisure recreation
21 opportunities for shade and natural aesthetic appreciation opportunities. Use of this
22 corridor to the south also requires crossing significant existing developed residential
23 areas to move the power lines to the south and east.

1 Moreover, the letter noted the environmental incompatibility of the proposed Ocotillo
2 Alignment. The Queen Creek and Sanoqui Wash are significant natural recreation
3 corridors for both Gilbert and Queen Creek and their use as a high voltage corridor is
4 totally incompatible to these uses. These channels also pass through already
5 developed residential areas in Gilbert and Queen Creek and both washes represent
6 open space trail connections for both Gilbert and Queen Creek. Additionally, the
7 South Area Recharge Facility at Higley and Ocotillo is designed for passive, natural
8 appreciation, leisure recreation and migratory birding, which are totally incompatible
9 with a high voltage line corridor.

10
11 The Chandler Heights basin is a large open space and an essential part of Gilbert's
12 long range community open space and recreational plans. Since the basin runs from
13 Queen Creek Road to south of Ocotillo, as well as most of the area from the
14 RWCD/EMF to Higley Road, locating a high voltage corridor along or through the site
15 it totally unacceptable to the community and the future planning efforts.

16
17 In October 2008, Gilbert again forwarded a letter to SRP outlining concerns about the
18 consistent application of the alternative corridor rankings indicating that Gilbert does
19 not believe the options shown through Gilbert along Ocotillo Road are consistent with
20 the SRP criteria for compatibility. This letter is also found in the Application as
21 Exhibit J-3 to Exhibit J.

22
23 The letter states that the corridor is routed through already existing residential areas
24 and master planned communities. The consistency concern is best reflected by the
25 decision to rank the Power Road corridor as unacceptable, due in part to petitions from

1 the Power Ranch area. That same community is affected by the Ocotillo Road
2 corridor, as is The Bridges and Marbella developments and an existing low density
3 county island residential development near Recker Road and Ocotillo Road.

4 In summary for the reasons I have stated and that Gilbert has expressed throughout the
5 Alignment evaluation process, Gilbert opposes the Ocotillo Alignment.
6

7 **Q: Does Gilbert oppose any of the other proposed Alignments in addition to the**
8 **Ocotillo Alignment?**

9 **A:** The North-Railroad Alignment would place the 230 kV transmission line in close
10 proximity to the Town of Queen Creek's town center. A vibrant town center is
11 important to the economy of a municipality. It is not surprising that the proposal met
12 with strong resistance from the Town of Queen Creek as evidenced by Resolutions
13 748-08 and 760-08 included as Exhibit J-3 to Exhibit J of the Application.
14

15 Under such circumstance, the Town Center should be avoided provided less disruptive
16 Alignments are identified and feasible. The Germann and Ryan Alignments appear to
17 meet these criteria and therefore, are preferred by Gilbert over the North-Railroad
18 Alignment. Gilbert's opposition to the North-Railroad Alignment is expressly
19 contingent upon either the Germann or Ryan Alignments being found a suitable route,
20 including satisfying Federal Aviation Administration restrictions related to the
21 Phoenix-Mesa Gateway Airport. The concerns raised by Queen Creek over the North-
22 Railroad Alignment, however, do not outweigh the numerous issues with the Ocotillo
23 Alignment.
24
25

1 **Q: Does Gilbert actively favor either the Ryan or Germann Alignment?**

2 A: No. Gilbert deems both the Ryan Alignment and the Germann Alignment as
3 acceptable, provided neither adversely impacts the operation of the Phoenix-Mesa
4 Gateway Airport. Gilbert, however, asks the Power Plant and Line Siting Committee
5 to carefully consider the concerns and issues that may be raised related to each
6 proposed Alignment in selecting one over the other.

7
8 **Q: Does Gilbert actively support or oppose either the Meridian Road or Signal Butte**
9 **Road Alignment?**

10 A: No. Both the Meridian Road and Signal Butte Road Alignments appear to be
11 acceptable. Gilbert, however, asks the Power Plant and Line Siting Committee to
12 carefully consider the concerns and issues that may be raised related to each proposed
13 Alignment in selecting one over the other.

14
15 **Q: Does Gilbert actively support or oppose any of the Alignments proposed for south**
16 **of the RS-24 substation?**

17 A: No. All the proposed Alignments proposed for south of the RS-24 substation appear
18 acceptable. Gilbert, however, asks the Power Plant and Line Siting Committee to
19 carefully consider the concerns and issues that may be raised related to each proposed
20 Alignment in selecting one over the other.

21
22 **Q: Does Gilbert actively support or oppose any of the locations proposed for the RS-**
23 **24 substation?**

24 A: No. Again all of the proposed locations appear acceptable. Gilbert, however, asks the
25 Power Plant and Line Siting Committee to carefully consider the concerns and issues

1 that may be raised related to each proposed substation site and also to reasonable
2 suggestions that will ameliorate adverse neighborhood impacts.

3
4 **Q: Does Gilbert have any comments regarding need or the terms and conditions to**
5 **be included in the Certificate of Environmental Compatibility?**

6 **A:** Not at this time.

7
8 **Q: Does this conclude your direct testimony in this matter?**

9 **A:** Yes it does.

10
11
12
13
14 F:\578\09-27 (SRP Abel-Moody Transmission Line)\Pleadings\Testimony\Kyle Mieras Testimony - Final.doc

EXHIBIT GIL-002

Santan Character Area

The basic attributes that make the Santan area unique, such as farming, respect for the land, and family atmosphere, should be retained and strengthened. The rural lifestyle and open spaces that characterize the Santan area are part of the attraction that brings people to the area. A priority should be placed on quality neighborhood development with recreational open space and outdoor enjoyment. A rural residential lifestyle which recognizes the agricultural heritage of the area, mixed with quality suburban neighborhoods, some neighborhood, convenience, and carefully selected locations for regional shopping and entertainment is the ultimate goal for this area.

Vision, Goals and Policies

Vision The Santan Area is envisioned as a combination of rural residential and suburban neighborhoods that can enjoy a rural environment and small scale agricultural activities. Emphasis is placed on outdoor living enjoyment and ability for people to live and play in a secure environment. Multi-use trails, desert washes and proximity to the Santan Mountains make the area unique. **LAND USE**

Goal 1 Protect existing small-scale agricultural uses.

Policy 1.1 Promote new development that is compatible with noncommercial or small scale agriculture.

Policy 1.2 Use large-lot residential areas that integrates with the agricultural character as relief from more intense suburban development. Connect developments with a rural theme greenbelt buffer that includes multi-use trails.

Goal 2 Maintain and add to existing low density, rural residential neighborhoods.

Policy 2.1 Identify land to be used for one-acre-minimum lots and custom-built homes.

Policy 2.2 Work with existing water providers to develop residential areas with irrigated yards.

Policy 2.3 Encourage large landholders to develop unique, low-density projects mixed with open space or agriculture.

Goal 3 Promote a safe, livable environment for raising families.

Policy 3.1 Encourage development with residential streets designed to avoid heavy traffic.

Policy 3.2 Minimize large-scale commercial and industrial development near residential land uses.

Policy 3.3 Preserve and enhance the scenic beauty and natural desert in open space and public areas.

Goal 4 Encourage development of small-scale businesses that complement a rural lifestyle.

Policy 4.1 Allow for development of neighborhood-scale commercial activity.

Policy 4.2 Limit commercial development from occurring on every corner.

Policy 4.3 Encourage development of expanded communications to allow for home occupations.

Policy 4.4 Encourage master planned communities to create village centers with small business opportunities.

Policy 4.5 Carefully select the sites where regional commercial and entertainment will occur in this area.

Goal 5 Provide substantial buffering between different land uses and densities.

Policy 5.1 Utilize distance separation, walls, landscaping, and streets to buffer dissimilar land uses.

Policy 5.2 Encourage agricultural theme within the buffer area for residential and commercial development.

CIRCULATION

Goal 6 Provide a safe and well-maintained transportation system that is compatible with development in the area.

Policy 6.1 Plan roadway improvements to minimize disruption and scalloped roadways.

Policy 6.2 Plan for traffic control devices when warranted.

Policy 6.3 Plan for narrower streets where appropriate on collectors and local streets. Use rural cross-section streets in large-lot areas.

Goal 7 Provide options to vehicular use with an equestrian/pedestrian trail system throughout the Santan Area.

Policy 7.1 Utilize canals, desert washes, and roadway buffer areas as part of the trail system.

Policy 7.2 Develop a trail system that connects to the Santan Mountains and Regional Park.

Goal 8 Design aesthetic, rural themed streetscapes.

Policy 8.1 Provide landscaped medians on major arterials.

Policy 8.2 Limit the number of streetlights along local streets in very low density areas to preserve the rural character.

Policy 8.3 Limit perimeter block walls visible from public streets and areas Use low walls, view walls, landscaping, and agricultural themed fencing.

PUBLIC FACILITIES AND SERVICES

Goal 9 Encourage development of expanded communications and natural gas service.

Policy 9.1 Encourage communication companies with to provide cellular and fiber optic service to the Santan area.

Policy 9.2 Coordinate with natural gas companies to expand service in Santan. Extend service when arterial streets are improved.

Goal 10 Encourage natural areas and parks for outdoor enjoyment of adults and children.

Policy 10.1 Encourage enforcement agencies to enforce laws against illegal dumping.

Policy 10.2 Incorporate natural desert for recreational activities.

OPEN SPACE AND TRAILS

Goal 11 Encourage the incorporation of existing agricultural areas as open space and buffers between developments.

Policy 11.1 Integrate existing citrus groves into new residential development.

Policy 11.2 Maintain irrigation systems for agricultural uses when new development occurs.

Goal 12 Adapt canals, laterals, washes and floodways for recreation and trails.

Policy 12.1 Utilize natural and manmade corridors for open space areas.

Policy 12.2 Maintain and enhance native landscape along floodways to reduce erosion and preserve the natural environment.

Goal 13 Plan an area-wide trail/pathway system.

Policy 13.1 Provide links and access trails to equestrian and hiking areas.

Policy 13.2 Designate a multi-use trail connection from the Santan Area to Santan Regional Park.

Policy 13.3 Designate corridors utilizing existing washes canals, and arterials.

Policy 13.4 Coordinate the trail system with neighboring communities.

Goal 14 Maintain traditional spaciousness, agriculture and/or citrus groves throughout the Planning Area.

Policy 14.1 Consider using the natural desert and agricultural areas as a buffer between rural residential homes (0-1 per acre) and denser residential developments.

Policy 14.2 Encourage the Gila River Indian Community to maintain the south side of Hunt Highway largely as open space.

Goal 15 Encourage developments that emphasize open space and low-density.

Policy 15.1 Establish minimum standards for open space and trails as part of new development.

Policy 15.2 Develop small private parks in the Santan Area.

Policy 15.3 Use open space areas to buffer residential development and public facilities.

COMMUNITY DESIGN

Goal 16 Preserve the agricultural atmosphere of the community.

Policy 16.1 Require new developments to notify new residents of existing agricultural uses and their impacts.

Policy 16.2 Encourage preservation of citrus groves by incorporating them into new development. Encourage new development to incorporate existing small farms.

Goal 17 Emphasize the visual quality and rural residential nature of the community.

Policy 17.1 Adopt zoning codes that permit traditional rural activities such as the raising of farm animals, boarding stables, hobby farms and similar uses.

Policy 17.2 Place utilities underground for all development.

Policy 17.3 Encourage the development of rural residential custom homes on large lots.

Goal 18 Encourage small-scale commercial uses convenient to residents.

Policy 18.1 Consider placement of commercial activity along canals where accessible.

Policy 18--21.2 Allow limited commercial activity interior to residential areas.

Goal 19 Ensure availability of open space.

Policy 19.1 Locate parks and trails along canals.

Policy 19.2 Utilize flood plain areas and washes for parks and open space.

Policy 19.3 Encourage the establishment of greenbelts throughout the Planning Area.

ECONOMIC DEVELOPMENT

Goal 20 Plan for a balanced community with commercial development opportunities.

Policy 20.1 Allow small, individual businesses to develop in selected areas.

Policy 20.2 Locate Shopping Center, General Commercial, and Regional Commercial uses with convenient access to arterials. Buffer adjacent land uses with local streets, landscaping, higher density or large lot residential development.

Policy 20.3 Discourage strip malls and gas station/mini-marts on every corner.

Policy 20.4 Encourage development of agribusiness to support existing agricultural uses.

Goal 21 Encourage residential development that acknowledges or incorporates agricultural uses.

Policy 21.1 Encourage new development to adequately buffer non-residential uses with large lots or open space areas.

Policy 21.2 Require new development to properly notice residents of the impacts of existing agricultural uses.

Policy 21.3 Encourage subdivision design to optimize open space areas for community gathering, connections to other open spaces, and buffers to adjacent uses.

The Elements for the Santan Area were selected to provide a balance for future development that will meet the needs of residents, both current and future, and landowners. Protection of an existing lifestyle, open space and the natural environment, and basic services for the area residents are key issues that have been introduced in the Vision and Goals statements, then cross-referenced and expanded on in the following pages. Elements for this Plan include:

- Land Use
- Circulation
- Public Facilities and Services
- Open Space
- Community Design
- Economic Development

LAND USE

Current land use in the planning area includes agricultural uses with concentrations of low-density residential, and one home on one-to five-acre lots. Housing ranges from modest to custom homes and manufactured housing. More than half of the Santan area has received approval for master planned communities with a range of residential zoning districts. These communities include: Layton Lakes, Freeman Farms, Shamrock Estates, Seville, Country Shadows, and Marabella. Remaining acreage in the Santan area includes large lot development in the County, natural desert, agricultural uses, retention areas, and vacant land. Santan's location at the metropolitan edge suggests that the development character will continue to be rural residential in nature. Large expanses of land are owned by the Maricopa County Flood Control District and the Roosevelt Water Conservation District, mainly along existing canals. Some of these holdings are proposed to serve as part of the desired open space system. Pressures for residential and commercial development experienced in adjacent jurisdictions are beginning to be felt in the Santan Area. Future land use will accommodate planned growth for residential and commercial development — in keeping with the Santan rural image.

Goals Responses

Housing — The majority of the Santan area is planned for residential development ranging from 0-1 dwelling unit/acre and 2- 3.5 dwelling units/acre. Approximately 5 square miles are designated for Residential 0-1 du/acre and 9 square miles are designated for Residential 2-3.5 du/acre. Criteria will be developed to evaluate quality development that respects natural open spaces, the rural atmosphere of the Santan area, existing large lot development, and agricultural uses.

Commercial — Current commercial operations include businesses with Special Use Permits (issued by Maricopa County) and activities related to agriculture. Approximately 8 parcels of land have approved zoning for future commercial uses. These parcels are located on arterials and will provide neighborhood commercial uses and daily commercial needs of nearby residents. Less than 300 acres of the 15 square mile Santan area is designated for commercial uses at this time. This 3% ratio of commercial uses to residential uses falls far below the national standard of 8-12% for a sustainable community. As new development is proposed, there may be opportunities for additional commercial uses to provide services, retail, and employment for residents and nearby communities.

Certain types of low intensity, accessory farm uses, such as Bed-and-Breakfasts or U-pick-it operations, are encouraged, together with seasonal festivals, to highlight Santan's status as one of the region's few remaining agricultural production areas. Destination commercial uses will be reviewed to correspond with the area's character, such as farmers' markets, rural resorts, and trail rides.

Employment — Expanded communication technology allows for more home-based occupations. Small to medium-sized research or manufacturing campuses may be considered in appropriate locations. The Santan Area's principal employment is in large dairy, citrus and other farming operations. Some of these dairies are beginning to come forward with development plans for residential uses. Many of the residents commute to jobs in other parts of the Phoenix metropolitan area.

Open Space — Maintaining the open desert is desirable to residents in the area. As new development occurs preservation or enhancement of natural open space will be evaluated. .

Recommendations

Maintaining the existing lifestyle, preserving agricultural production, yet allowing for new development to occur can be accomplished through creative long-range planning. Setting the parameters for appropriate land uses throughout the Santan Area early on through this planning process will have a positive influence on how the area grows and maintains its character. These recommendations are offered to strengthen the Goals and policies of the Land Use section:

1. All levels of commercial uses should be considered in the Santan area. Higley Road and Val Vista Road are the major arterials carrying north bound and southbound traffic. Chandler Heights, Riggs Road, and Hunt Highway are major arterials for east-west traffic. Intersections of these major arterials may be appropriate locations for all levels of commercial uses that offer retail, personal services, offices and regional commercial uses.
2. Community leaders should work with farmers and Gilbert Economic Development staff to attract industrial opportunities, especially for agri-business, that may be compatible with the Plan through existing agricultural classifications or overlay district designations.
3. Design guidelines should be established that strongly encourage a mix of housing styles for variety in accord with the existing lifestyle and character.
4. Residents should explore programs for preservation of agriculture and acquisition of open space preserves to assure retention of these areas as desired by the community.
5. Residents should also look beyond the Planning Area boundaries and assist with preservation of the Santan Mountains and surrounding open desert.

CIRCULATION

Safety, including rural improvement and maintenance standards, for the area's roadway transportation systems is the greatest concern for area residents. Alternative modes for traveling and trail systems for non-motorized vehicles are primary goals.

Goals Response

1. Major Arterial Development — Current roads need to be upgraded, reconstructed and in some cases extended. Traffic safety devices, such as signals and stop signs, need to be put in place.
2. Internal Circulation — Minimal street lighting is preferred to preserve views of stars and reduce light pollution. Rural street standards, not requiring curb, gutter and sidewalk are encouraged for new development where appropriate. Where standard local streets are required, detached sidewalks are preferred.
3. Alternative Modes of Transportation — Plans call for continuous equestrian and pedestrian trails that utilize existing canal rights-of-way and natural washes throughout the Planning Area. Riding and hiking connections to the Santan Mountains is a desired feature of the future trails system.

PUBLIC FACILITIES AND SERVICES

High priorities are excellent schools and continued adequacy and economy in water service. Infrastructure improvement recommendations are kept simple, making sure that proposed facilities will be affordable and will contribute to quality of life.

Goals Response

Facilities — Apart from schools, publicly maintained facilities are minimal. Desired open space, recreation, gathering spots and the like could be privately developed. Annexation into the Town and funding for operation and maintenance should be secured before accepting dedication.

Services — System capacity — from roads to water lines — should be a determinant in evaluating development proposals, making certain that new construction pays its own way.

Recommendations

1. Park facilities should offer passive and active recreational opportunities.

OPEN SPACE AND TRAILS

Developed park sites are not a high priority, but may be included in new residential developments.

Goals Response

Trail System — Equestrian trails are proposed as a Santan character feature. Multi-purpose pathway linkages from individual neighborhoods to connect with major trail corridors will increase system access.

Open Space — Sensitive areas such as animal habitats, archeological sites, washes, natural desert and views need to be considered with new development. The area's spaciousness is

enhanced by the continued presence of working farms. Public access for use of such natural features as Queen Creek Wash and the San Tan Regional Park is important.

Recreation — Park land and improvements may be provided, as the Area continues to develop, to meet the community's need for playing fields/courts and other recreational facilities for residents of all ages. Portions of publicly held land could be dedicated to low-maintenance park usage.

Recommendations

1. The Town, Maricopa County Flood Control District and the Roosevelt Water Conservation District should identify areas of public land and canal systems that are suitable to use for trails, and determine where funding would come from to upgrade these areas. These features could serve as the start of a system to which master planned developments could link their trails systems.

2. Master plan criteria should include expectations of the trail system connections and specified percentages of the development to remain in natural open space preservation.

COMMUNITY DESIGN

No specific design theme is recommended for the area. The current mix of farm structures and homes of all styles and price ranges is expected to continue in the Area.

Goals Response

Santan Character — To distinguish from more urban areas, rustic entry yards and street signage is advocated. Enhanced landscaping, adding native trees, should be encouraged along rights-of-way and to sustain the Area's visual image.

Architectural Emphasis — Low, ranch-style housing is preferred, avoiding sameness. Traditional styles and earth tone colors are favored for commercial, institutional and residential structures.

Regional Identity — The Santan Area is a unique place in the East Valley, still maintaining the rural character and heritage of the farm history that established communities in this part of Maricopa County. Special signage at key entry points or development of gateways that identify Santan as distinct from other parts of the valley could further emphasize these qualities.

Recommendations

1. Design Guidelines for the blending in of new development should be developed and adopted by the Town of Gilbert.
2. Standards should stress the rural character of development, especially for any new industrial or commercial enterprises.

ECONOMIC DEVELOPMENT

Agriculture is a declining element of the economic base for the Santan Area. For many residents, Santan is a "bedroom" community. Some additional employment and shopping opportunities may occur.

Goals Response

Employment — Small business development, especially related to agriculture, equestrian uses and destination tourism, could allow area residents to become entrepreneurs and/or find unique local work opportunities.

Attraction — Encouraging the open desert and working farms to be considered as a resource for education and recreation might allow Santan to fill a family tourism niche – offering day trips, trail rides and farm experience.

Neighborhood Commercial Services — Encouraging "village centers" to develop where child care, small retail businesses, and groceries could locate. These centers might also include public services such as fire, police, and post office.

Recommendations

1. Permit a mix of zoning districts to achieve desired activities such as bed and breakfasts, equestrian uses, and home businesses.
2. Farms and outdoor activities, not shopping are emphasized as Santan's attraction for visitors.
3. Employment campuses, properly planned, may serve as visual separation buffers for master planned housing communities.

DEVELOPMENT CRITERIA

Criteria to assist with the evaluation of development applications by staff, the Design Review Board, the Planning and Zoning Commission and Town Council are offered as means to mitigate possible negative impacts and to maintain consistency with community character.

Applicants for rezoning are expected to meet with Area residents, particularly those within one-eighth mile (660') of the subject property, for the purposes of informing the public and integrating concerns prior to public hearings. Development criteria may be modified, added to and further refined as the Santan area develops.

1. **Public Facilities:** Adequacy of facilities to serve proposed uses is essential to public health and safety and is, therefore, a primary consideration in evaluating rezoning proposals or annexation requests. Specifically, such applications should include reference to the following expectations: That the lands or land uses

- a. Possess an adequate supply of potable water or will otherwise contribute to the jurisdiction's water supply and quality; and
- b. Utilize wastewater treatment facility service for any use of land exceeding the equivalent of one-acre residential development.

2. **Density:** The land use map designates the majority of the Santan Area as Residential 0-1 du/acre and Residential 2-3.5. The maximum density permitted in Residential 2 – 3.5 continues to be 3.25 du/acre. Densities for other land use categories shall comply with the land use map. All proposed development shall demonstrate a response to:

- a. Subdivision design that provides ample open space as a community focal point, and buffers existing adjacent large lots with similar lot sizes.
- b. Provide a minimum ten percent (10%) open space or acceptable alternatives, which meet the spirit and goals of the Santan Character Area.

- c. Provide perimeter landscape tracts, averaging one hundred feet wide or greater, adjacent to Residential 0-1 du/ac land use classification as indicated on the Land Use Map, and across an arterial roadway from a Residential 0-1 du/ac land use classification.
 - d. Peripheral lots adjacent to existing development 1 acre or greater shall buffer those existing large lots with subdivision design including: open space areas, separation between the existing and new development with a local street, and lot size similar to existing adjacent lot size. New lot sizes are not required to be 1 acre or larger.
 - e. Peripheral lot sizes adjacent to vacant land shall comply with the zoning districts permitted to achieve the density designated on the General Plan land use map.
 - f. Provide a minimum of 7.5 percent common open space, exclusive of perimeter landscaping.
 - g. Rural design themes, such as open fencing, country entry treatments; and response to Santan Character Area objectives, including retention of farm irrigation, incorporating mature citrus into new development, enhancing native landscape and utilizing existing natural washes in the trails system.
 - h. Lots less than 15,000 square feet in area screened from arterial roadway view. Trail system throughout the project, totaling twenty-five lineal feet for each acre in the development, with connection points to community-wide trails; and
 - i. Provide CC & Rs including a "lifestyle" statement acknowledging limitations or conditions such as: Animal raising - flies, odors; and respecting existing legal home businesses and uses.
3. Non-Residential: Retail and service establishments are to be located on appropriately sized parcels at major roadway intersections. Neighborhood retail/service centers may be appropriate in Residential >2-3.5 du/ac areas at the intersection of two major arterials in addition to shopping facilities master planned in a core.
- a. A maximum of two corners may be designated for non-residential development at any intersection other than within a master planned development.
 - b. Automotive uses shall be located in commercial areas.
 - c. Employment uses such as office and manufacturing are expected to utilize spacious campus environments, accessible to major roadways and observing a low-density employment population.
4. Circulation:
- a. Land use should be scaled to planned transportation facilities. Commuter traffic is discouraged through low-density neighborhoods.
 - b. Master planned residential communities should be designed so as to disperse peak hour traffic, with a minimum of one point of ingress/egress to an arterial road for each forty acres of development.
5. Environmental Issues: Lands must be assessed for sensitive physical or cultural sites prior to application for rezoning or preliminary subdivision map approval. Requests for development entitlements must be accompanied by a list of mitigation measures for any sensitive condition found. Mitigation measures must be translated into conditions of development approval. Areas of investigation include, but are not limited to, the following:

- a. Wildlife habitat or travel corridors, riparian and other distinctive vegetation;
- b. Potentially hazardous geologic or soil conditions, such as fissuring as a result of land subsidence; and
- c. Sites of archaeological, cultural or historic significance.

Implementation Strategies	Responsible Entity:	Complete By:
Work with community leaders, farmers, and Gilbert Economic Development staff to attract industrial opportunities, especially for agri-business, that are compatible with the Plan through existing agricultural classifications or overlay district designations.	Planning Economic Development	Ongoing
Utilize adopted residential standards that encourage a mix of housing styles for variety in accord with the existing lifestyle and character.	Planning	Ongoing
Explore programs for preservation of agriculture and acquisition of open space preserves to assure retention of these areas as desired by the community.	Planning Economic Development	Ongoing
Support preservation of the Santan Mountains and surrounding open desert.	Planning Parks & Recreation	Ongoing
Work with Maricopa County Department of Transportation to plan for adequate paved shoulder area to accommodate bicycles and pedestrians, until more urbanization occurs resulting in more defined trails or paths.	Planning Traffic Engineering	Ongoing
Improve local roadways to a standard level for safety, including street lighting. Subdued street lighting that does not detract from the night view of stars is preferred.	Planning Traffic Engineering Public Works	Ongoing
Assess the value of facilities, such as trails and buffers, to determine feasibility and funding for development and maintenance of these features.	Planning Parks & Recreation	Ongoing
Set procedures for determining when schools, fire stations, and sheriff substations are needed.	Planning, Schools, Gilbert Fire, Rural Metro, Gilbert Police, County Sheriff	Ongoing
Study neighboring cities' and towns' trail systems for possible application in the Santan Planning Area.	Planning Parks & Recreation	Ongoing
Work with Maricopa County Flood Control and Roosevelt Water Conservation District to identify areas of the flood control and canal systems that are suitable to use for trails, and determine where funding would come from to upgrade these areas.	Planning Parks & Recreation Public Works	2003
Include expectations of the trail system connections and specified percentages of the development to remain in natural open space preservation within Master Plan criteria.	Planning Parks & Recreation	Ongoing

Utilize existing buffering requirements for the blending in of new development with existing structures and neighborhoods.	Planning	Ongoing
Utilize adopted Commercial Design Standards for any new commercial enterprises.	Planning	Ongoing
Coordination of goals from the Open Space and Circulation Elements with Community Design Goals	Planning Parks & Recreation Public Works Gilbert Fire	Ongoing
Utilize adopted trail standards and Development standards to assess new development.	Planning	2003
Revise development ordinances to assure allowance of desired activities such as bed and breakfasts, equestrian uses, and home businesses, in the areas predominant zoning categories.	Planning	2003
Coordinate with appropriate agencies regarding the abandonment of agricultural wells to prevent possible ground water contamination by future development.		

EXHIBIT GIL-003

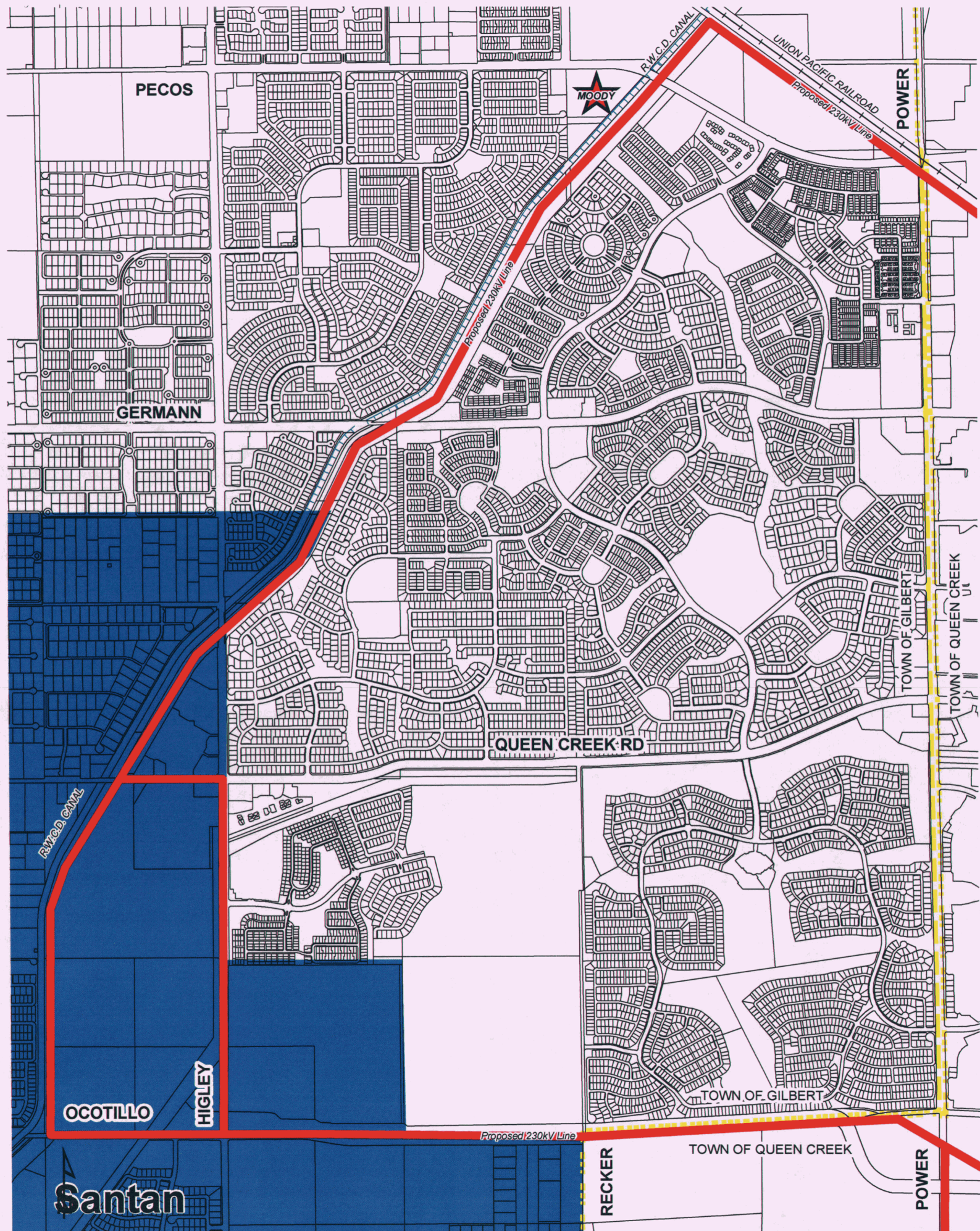


EXHIBIT GIL-004

PECOS

MOODY

RWCD CANAL

UNION PACIFIC RAILROAD
Proposed 230kV Line

POWER

GERMANN

MARICOPA COUNTY

QUEEN CREEK RD

TOWN OF GILBERT

TOWN OF QUEEN CREEK

RWCD CANAL

OCOTILLO

HIGLEY

TOWN OF GILBERT

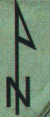
TOWN OF QUEEN CREEK

Proposed 230kV Line

MARICOPA COUNTY

RECKER

POWER



PHASE 2
PHASE 21